

**ITEM 78 PROPOSED STAFF REVISED AND AMENDED**  
**TERM SHEET 6/20/19**

**STATEMENT OF TERMS OF PROPOSED INTERLOCAL AGREEMENT BETWEEN  
CITY OF AUSTIN AND TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A CENTRAL HEALTH  
(CH) REGARDING THE  
ALIGNMENT OF RED RIVER STREET**

**1. ROW, Design, and Construction for New Red River.**

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- c. CH would front the costs of design and construction of New Red River from 13<sup>th</sup> Street to 12<sup>th</sup> Street (the "**New Red River City Segment**"), but the City would reimburse CH for such costs ~~via~~ by one or more of the following means: fee simple conveyance of a portion of the Red River Right-of-Way that exists today between 14<sup>th</sup> Street and 15<sup>th</sup> Street. The proposed segment of existing Red River Right of Way to be (after determining the value of such portion under applicable standard City procedures), cash, credit toward any traffic mitigation CH may owe, or other consideration agreeable to the parties and approved by the Council and CH; provided that the total reimbursement to CH will not exceed the approved total costs of design and construction of New Red River minus any traffic mitigation, rough proportionality, or other transportation fees CH may owe in connection with the redevelopment of the CH Property. If any land is conveyed to CH as consideration under the Agreement, it will be identified by a metes and bounds description and sketch procured at CH's expense and shall be hereinafter referred to as the "**Area To Be Vacated**". (Note: ~~prior~~ Prior to any conveyance of exiting Red River Right-of-Way or reimbursement of cash to CH, City Staff will return to Council for approval of the financial transaction.);
- d. ~~The existing Red River Right of Way is estimated to be approximately 80.67 feet in width in the area that would be conveyed to CH, so the parties anticipate that Area To Be Vacated will be approximately 55.67 feet in width. (Note: prior to conveyance, City Staff will return to Council for approval of the financial transaction).~~

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5. Community Benefit.

- a. The City would acknowledge CH's payment for the New Red River Central Health Segment and advancing of funds for the New Red River City Segment, including funds expended prior to the execution of the ILA as a significant community benefit at least equal to the community benefit that would have been required of a project participating in the City's Downtown Density Bonus Program in order for the project to achieve 25:1 F.A.R. and CBD use and site development regulations. that should be considered in future negotiations with CH. [REVISED PER MOTION TO AMEND ADOPTED BY COUNCIL 6/19/19]